141.0	0003	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	762,000 / 762,000
					USE VALUE:	762,000 / 762,000
					ASSESSED:	762,000 / 762,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
247		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARRIER JOHN F/ALISON S	
Owner 2:		
Owner 3:		
Street 1:	247 GRAY STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	AHEARN JEFFREY S & DINELI N -
Owner 2:	-
Street 1:	247 GRAY STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 4,168 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 1394 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4168.000	326,000		436,000	762,000
Total Card	0.096	326,000		436,000	762,000
Total Parcel	0.096	326,000		436,000	762,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 546.63 | /Parcel: 546.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	90724
GIS Ref	
GIS Ref	
Insp Date	11/12/08

!10899!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0003-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	326,000	0	4,168.	436,000	762,000	762,000	Year End Roll	12/18/2019
2019	101	FV	258,800	0	4,168.	408,800	667,600	667,600	Year End Roll	1/3/2019
2018	101	FV	258,800	0	4,168.	337,900	596,700	596,700	Year End Roll	12/20/2017
2017	101	FV	258,800	0	4,168.	310,700	569,500	569,500	Year End Roll	1/3/2017
2016	101	FV	258,800	0	4,168.	283,400	542,200	542,200	Year End	1/4/2016
2015	101	FV	244,400	0	4,168.	278,000	522,400	522,400	Year End Roll	12/11/2014
2014	101	FV	244,400	0	4,168.	258,300	502,700	502,700	Year End Roll	12/16/2013
2013	101	FV	244,400	0	4,168.	245,800	490,200	490,200		12/13/2012

PRINT

Date	Time
12/11/20	01:08:19

LAST REV

Date	Time
01/25/18	18:29:39

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10899

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AHEARN JEFFREY	45621-435		7/15/2005		517,525	No	No		
INZ JONATHAN MA	30031-158		4/9/1999		294,000	No	No		
NOONAN PETER J-	22462-143		10/2/1992		183,000	No	No		Y

USER DEFINED

Prior Id # 1:	90724
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/11/2013	1799	Renovate	8,550	C				
5/6/2010	404	Manual	1,800					
11/13/2009	1152	Manual	3,546					
4/12/2001	204	Re-Roof	2,500	C				
9/30/1992	490	Manual	300					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
2/6/2014	Info Fm Prmt	EMK	Ellen K
11/12/2008	Meas/Inspect	163	PATRIOT
11/8/2005	MLS	MM	Mary M
11/23/1999	Mailer Sent		
11/10/1999	Measured	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4168		Sq. Ft.	Site		0	80.	1.31	9									436,033						436,000	

Total AC/HA:	0.09568	Total SF/SM:	4168	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	436,033	Spl Credit		Total:	436,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	74050
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	400507
Depreciation:	74494
Depreciated Total:	326012

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

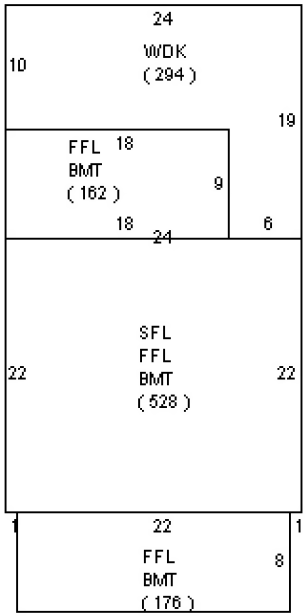
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	191.10
Special Features:	0	Val/Su Net:	127.64
Final Total:	326000	Val/Su SzAd	233.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	866	52.120	45,134
FFL	First Floor	866	173.730	150,448
SFL	Second Floor	528	173.730	91,728
WDK	Deck	294	9.310	2,736
	Net Sketched Area:	2,554	Total:	290,046
Size Ad	1394	Gross Are	2554	FinArea 1394

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0003-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: